

089.A

Map

0006

Block

0001.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 548,100 /

USE VALUE: 548,100 /

ASSESSed: 548,100 /

Total Card /

Total Parcel

548,100

548,100

548,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	PRADHAN SAURAV LAL
Owner 2:	GONGAL NIVA
Owner 3:	
Street 1:	32 PINE ST #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	PENTIA DANA -
Owner 2:	-
Street 1:	32 PINE ST #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1956, having primarily Vinyl Exterior and 1430 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7191																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	548,100			548,100
Total Card	0.000	548,100			548,100
Total Parcel	0.000	548,100			548,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	383.29	/Parcel:	383.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	548,100	0	.		548,100		Year end	12/23/2021
2021	102	FV	532,300	0	.		532,300		Year End Roll	12/10/2020
2020	102	FV	550,700	0	.		550,700	550,700	Year End Roll	12/18/2019
2019	102	FV	503,700	0	.		503,700	503,700	Year End Roll	1/3/2019
2018	102	FV	445,900	0	.		445,900	445,900	Year End Roll	12/20/2017
2017	102	FV	406,900	0	.		406,900	406,900	Year End Roll	1/3/2017
2016	102	FV	406,900	0	.		406,900	406,900	Year End	1/4/2016
2015	102	FV	304,600	0	.		304,600	304,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENTIA DANA,	73605-423	2	11/6/2019		555,000	No	No		
ALVAREZ ROLANDO	60508-173		11/16/2012		311,000	No	No		
FORTE ADRIANA B	49807-592		7/20/2007		320,000	No	No		
PHILIPS ALICE C	31673-299		8/1/2000	Change>Sale	266,000	No	No	4	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENTIA DANA,	73605-423	2	11/6/2019		555,000	No	No		
ALVAREZ ROLANDO	60508-173		11/16/2012		311,000	No	No		
FORTE ADRIANA B	49807-592		7/20/2007		320,000	No	No		
PHILIPS ALICE C	31673-299		8/1/2000	Change>Sale	266,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2013	1271	Manual	8,000	C				
8/9/2007	680	Add Bath	4,600					

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
8/21/2018	Measured	DGM	D Mann
1/16/2014	Info Fm Prmt	EMK	Ellen K
5/17/2001	Inspected	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	19:06:46

LAST REV

Date	Time
08/11/20	10:23:18
apro	
14491	

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99 - Condo Conv	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	12%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid													# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 5				BR:s: 2			Baths: 1		HB		

GENERAL INFORMATION

Grade: C - Average	
Yr Blt: 1956	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.799999237
Name:	

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	1
Totals				
1		5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - Drywall		
Sec Int Wal:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00349963
Adj \$ / SQ:	413.191
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673363
Depreciation:	125246
Depreciated Total:	548118

COMPARABLE SALES

SUMMARY SALE					
Rate	Parcel ID	Type	Date	Sale Price	
WtAv\$SQ:		AvRate:		Ind.Val	
Juris. Factor:				Before Depr:	413.19
Special Features:			0	Val/Su Net:	383.29
Final Total:			548100	Val/Su SzAd	383.29

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 089.A-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,430	413.190	590,863
Net Sketched Area:		1,430	Total:	590,863
Size Ad	1430 Gross Area	1430	FinArea	1430

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
63						
63						
80						

IMAGE

AssessPro Patriot Properties, Inc

